



ORANGE CITY PLANNING COMMISSION
AGENDA
Wednesday, April 5, 2017
6:00 P.M.

CITY COUNCIL CHAMBERS
201 N. HOLLY AVENUE, ORANGE CITY, FLORIDA

Frances Schwartz, Chair
Michelle Polgar, Secretary
Amy Campbell

Martin Harper
Kathaline Salzano
Vernon Stafford

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

Meeting Minutes Dated March 1, 2017.

4. PUBLIC HEARINGS

- A. **COND-10-16-1222:** a conditional use application by Michael Wojtuniak, agent for owner James Grealis, to allow a 195-unit mini-warehouse to be constructed and operated on a 2.6-acre parcel identified as parcel number 8002-00-00-0260, located at 2400 N. Volusia Ave. in the CG-1, General Commercial Restricted zoning classification.
- B. **VARI-2-17-1248:** a variance application by Peggy Fludd, owner, to allow two (2) existing structures to remain on the property identified as parcel number 8010-14-02-0140, located at 351 West Virginia Ave. in the R-1, Low Density Residential zoning district.
- C. **COND-2-17-1251:** a conditional use application by Joseph Gregg, business owner of Sparkle & Shine, LLC, to allow the property to continue as a car wash under new ownership on the .89-acre parcel identified as parcel number 8011-11-



ORANGE CITY PLANNING COMMISSION AGENDA | Page 2

04-0010, located at 1050 S. Volusia Ave. in the CG-2, General Commercial zoning classification.

D. COND-2-17-1252: a conditional use application by Jerry Cutrona, owner, to modify the existing conditional use to allow an increase in the number of paved parking spaces at an existing assisted living facility on the .45-acre parcel identified as parcel number 8012-00-00-0139, located at 1801 Monastery Rd. in the MX-2, Mixed Use Suburban zoning classification.

E. COND-2-17-1253: a conditional use application by Michael Wood, Esq., attorney for Beachcomber Wellness Center, LLC, to locate a 25-bed assisted living facility at what is currently the Alling House Bed and Breakfast on the 2.35-acre parcel identified as parcel numbers 8011-08-22-0082 and 8011-08-22-0085, located at 215 E. French Ave. in the OT, Office Transitional zoning classification.

5. DISCUSSION ITEMS

6. STAFF/COMMISSION COMMENTS

7. CITIZEN COMMENTS

8. ADJOURNMENT

NEXT MEETING MAY 3, 2017

If any person decides to appeal any decision made by the Planning Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 775-5403.

RULES OF CONDUCT:

Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013-227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning Commission, subject to the exceptions provided in §286.0114(3), Fla. Stat.